

359 Princes Highway, Woonona

Rare Mixed Use Investment Opportunity

Offered in its centenary year, 359 Princes Highway, Woonona presents a rare mixed-use opportunity in the heart of Woonona's CBD, positioned directly opposite McDonald's and at the gateway to Woonona from the northern end. Originally built as a bank, the building retains its vintage character, with the bar and wine storage set within the original vault.

While the ground floor provides restaurant and bar space, the true point of difference is the immaculate residential apartment above, a beautifully presented home in a tightly held, prestigious northern suburb.

The upstairs apartment delivers genuine lifestyle appeal with privacy above the activity below, and a level of presentation rarely found in mixed-use holdings.

It is ideally suited to an owner-occupier seeking a standout residence with a commercial component underneath, or an investor pursuing flexibility through multiple income streams.

The residence also supports a range of strategies, including owner-operator accommodation, a manager's residence, or an additional

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FOR SALE

\$2,100,000 - \$2,200,000 (Excl GST)

VIEW

By Appointment

AGENTS

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AGENCY

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Shellharbour

(02) 4229 8600

All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.



leasing component depending on your approach.

Downstairs, the hospitality space complements the asset as a highly visible ground floor use, benefiting from strong exposure in a high-profile gateway position.

A mixed-use property with this level of residential presentation, in a location this prominent, is rarely offered.

For further information, or to arrange an inspection, please contact the Exclusive Selling Agents;

Chris | 0451 714 441
Martin | 0412 424 226

Residential: approx. 159 sqm
Commercial: approx. 157 sqm
Land Area: approx. 613 sqm

- Mixed-use, multi-asset class property on a single title
- Dual-income potential
- Gateway position into Woonona from the north
- Former bank building, bar and wine storage within the original vault
- Broad buyer appeal, investor, owner-occupier, home plus income
- Rear laneway access and easement for services
- Development potential, subject to approvals

Residential:

- Three-bedroom apartment with a vintage feel
- Lift access to the kitchen level
- Zoned ducted air conditioning
- Separate sitting room plus sunroom and dining room
- Premium-grade kitchen with large stainless-steel benchtop
- Pressed metal ceilings throughout

Commercial Space:

- Ready-to-go commercial kitchen
- Air-conditioned commercial space
- Extractor plus replacement air intake
- Cool room plus storeroom
- Bar and wine storage within the original vault
- Three toilets including an accessible toilet plus urinals
- Accessible entry plus side auto-door access
- Grease trap
- Separate water meters and separate electricity metering
- Liquor licence noted for internal and external areas, subject to transfer and authority approval

MORE DETAILS

Property ID	VS5HQZ
Property Type	Apartment
House Size	316 m2
Land Area	613 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (5)
	Fire Place
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Water Tank
	Solar Hot Water
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Disabled Access
	Exhaust

Chris Tudzarov 0451 714 441

Commercial Sales & Leasing | chris.tudzarov@ljhwollongong.com.au

Martin Merritt 0412 424 226

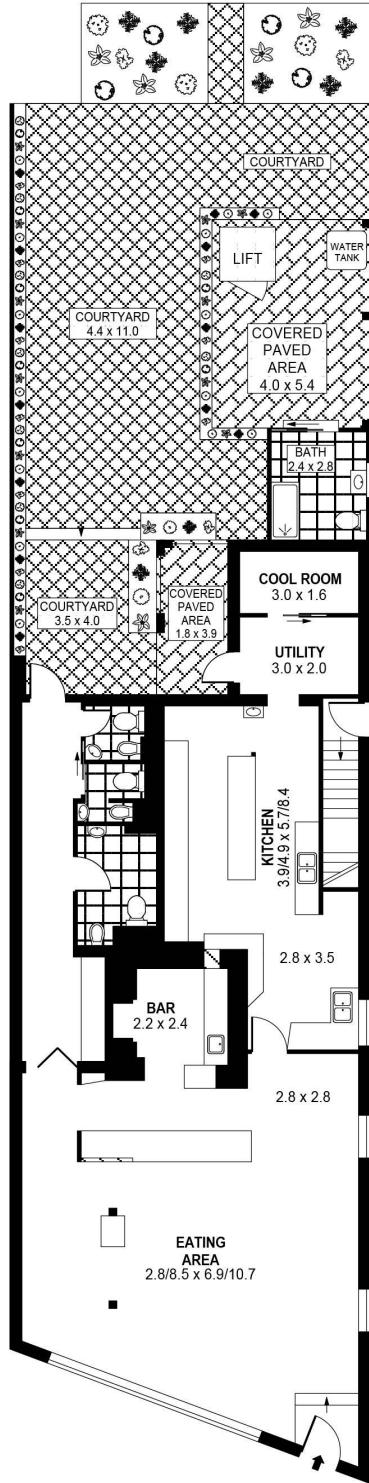
Principal | Licenced Real Estate Agent |
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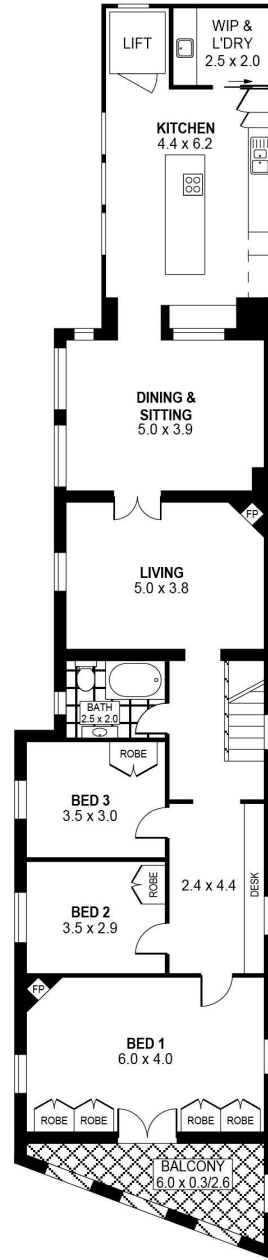
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GROUND LEVEL



UPPER LEVEL



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 09274



INT : 313m²
EXT : 115m²



359 PRINCES HIGHWAY

WOONONA

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